

# Merynton Place Specification

## HOUSE TYPES

	FULBROOK	POLESWORTH	ATHERSTONE	UPTON	THE HARBURY
<b>Kitchen &amp; Utilities (where applicable)</b>					
Choice of Roundel Banwell, Barry, Beaulley kitchen units with laminate work surfaces and upstands, smooth door closers, cutlery tray and stainless steel splash back to hob – subject to design (available up to certain stage of build)	✓	✓			
Choice of Roundel Banwell, Barry, Beaulley or Carnoch kitchen units with laminate work surfaces and upstands, smooth door closers, cutlery tray and stainless steel splash back to hob – subject to design (available up to certain stage of build)			✓	✓	✓
Choice of Johnsons wall tiles to window cill (available at certain stage of build)	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink to kitchen (1 bowl sink to utility where applicable)	✓	✓	✓	✓	✓
Stainless steel electric single fan oven	✓	✓			
Stainless steel electric double fan oven			✓	✓	✓
Integrated microwave oven					✓
60cm stainless steel 4 burner gas hob with hood	✓	✓			
75cm stainless steel 5 burner gas hob with hood			✓	✓	✓
Integrated 50/50 fridge/freezer			✓	✓	✓
Integrated fridge/freezer housing (appliance not provided)	✓	✓			
Integrated 12 place setting dishwasher			✓	✓	✓
Space for dishwasher with plumbing and electrics	✓	✓			
Space for washing machine with plumbing and electrics	✓	✓	✓	✓	✓
Space for tumble drier with electrics			✓	✓	✓
Chrome LED downlights (to kitchen only)	✓	✓	✓	✓	✓
Base unit plinth lighting (to kitchen only)			✓	✓	✓
Vinyl floor covering (from our selection)	✓	✓			
Luxury vinyl tile covering (from our selection)			✓	✓	✓
<b>Main Bathroom</b>					
Wall hung white finish wash basin with chrome mixer tap Wall hung white finish WC with soft close lid. Square finished bath with thermostatically controlled shower/bath filler and bath screen	✓	✓	✓	✓	✓
Choice of Johnsons ceramic wall tiles to wet areas (available at certain stage of build)	✓	✓	✓	✓	✓
Heating – chrome towel radiator	✓	✓	✓	✓	✓
Chrome – LED downlights	✓	✓	✓	✓	✓
Vinyl floor covering (from our selection)	✓	✓			
Luxury vinyl tile covering (from our selection)			✓	✓	✓
<b>Ensuite Shower Room</b>					
Wall hung wash basin with chrome mixer tap Wall hung WC with soft close lid Thermostatically controlled shower	✓	✓	✓	✓	✓
Choice of Johnsons ceramic wall tiles to wet areas (available at certain stage of build)	✓	✓	✓	✓	✓
Heating – chrome towel radiator	✓	✓	✓	✓	✓
Chrome LED downlights	✓	✓	✓	✓	✓
Vinyl floor covering (from our selection)	✓	✓			
Luxury vinyl tile covering (from our selection)			✓	✓	✓

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<b>Cloakroom</b>					
Wash hand basin with chrome tap and WC with soft close lid	✓	✓	✓	✓	✓
Vinyl floor covering (from our selection)	✓	✓			
Luxury vinyl tile covering (from our selection)			✓	✓	✓
<b>Heating</b>					
Worcester Bosch gas central heating boilers with thermostatically controlled radiators	✓	✓	✓	✓	✓
<b>Internal</b>					
All homes are ready to be connected to the Openreach network, for your chosen telephone and broadband service provider Power supply, TV aerial & cabled internet data points are provided Additionally the homes are hardwired to allow for connection to Virgin Media, subject to home owners wishing to use Virgin as a service provider (Speeds are dependent upon your chosen service provider)					
Living Room – TV aerial, phone point, broadband point	✓	✓	✓	✓	✓
Additional broadband internet data sockets – bedroom 1, bedroom 2	✓	✓	✓	✓	✓
Additional broadband internet data socket – bedroom 4		✓			
USB charger incorporated into power sockets to kitchen, bedroom 1 and bedrooms 2	✓	✓	✓	✓	✓
Coaxial lead for TV aerial provided to roof space – for connection by your TV engineer	✓	✓	✓	✓	✓
Electrical sockets/switch plates – white switch socket plates throughout	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓
Extractor fans to kitchens, cloaks, utility & ensuite – where applicable	✓	✓	✓	✓	✓
Walls and ceilings white emulsion paint	✓	✓	✓	✓	✓
Doors white gloss paint finish	✓	✓	✓	✓	✓
Door furniture – polished chrome design	✓	✓	✓	✓	✓
Staircase – white newel posts, stringers and balustrades with oak handrails & caps to posts	✓	✓	✓	✓	✓
Architrave and skirting boards painted white gloss	✓	✓	✓	✓	✓
Wardrobes – please refer to the individual house type leaflet - please ask the selling agents/sales department					
<b>External</b>					
Each home has Solar PV roof units to assist in achieving a 10% carbon omission reduction for the whole development Please note: The roof units do not provide 100% electricity to each home	✓	✓	✓	✓	✓
Rainwater goods – Black uPVC gutters and down pipes	✓	✓	✓	✓	✓
Munster windows – uPVC with sealed double glazing	✓	✓	✓	✓	✓
Munster French doors – uPVC with sealed double glazing (see applicable rooms)	✓	✓	✓	✓	✓
Front door – GRP with polished chrome door furniture	✓	✓	✓	✓	✓
Rear door – GRP with polished chrome door furniture	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓
Internal power and lighting to garage (where garage accommodation is provided)			✓	✓	✓
Steel wood effect garage door (where garage accommodation is provided)			✓	✓	✓
Rear gardens turfed	✓	✓	✓	✓	✓
Rear gardens fenced	✓	✓	✓	✓	✓
Tarmaced driveways and parking areas	✓	✓	✓	✓	✓

A Management Company will be appointed to look after the drainage, private driveways and development estate roadway – please ask for further information.

The NHBC 10 year building warranty is provided to all homes.

